

CHANDIGARH PROJECT



NOTES

- THE PLOTS NUMBERS AREA SHOWN THUS
- THE POSTAL NUMBERS ARE SHOWN THUS

THIS DRG. IS THE COMPUTERISED REPRODUCTION DRAWING OF ORIGINAL DRG NO.11, JOB NO.6, DATED 8-05-52 AND PREPARED ON 8-1-07

Prepared by: Kanchar Sharma
Checked by: Datt Singh
Town Planner: ATP

Sd/- JANE B DREW
Sd/- E. MARWELL FRY
Sd/- P. JEANNERET
SENIOR ARCHITECTS

Sd/- P. N. THAPER
Sd/- P. VERMA
CHIEF ADMINISTRATOR
CHANDIGARH

Sd/- N. LAMBA
TOWN PLANNER

Sd/- P. VERMA
CHIEF ENGINEER

SCALE :- 80 FEET TO AN INCH

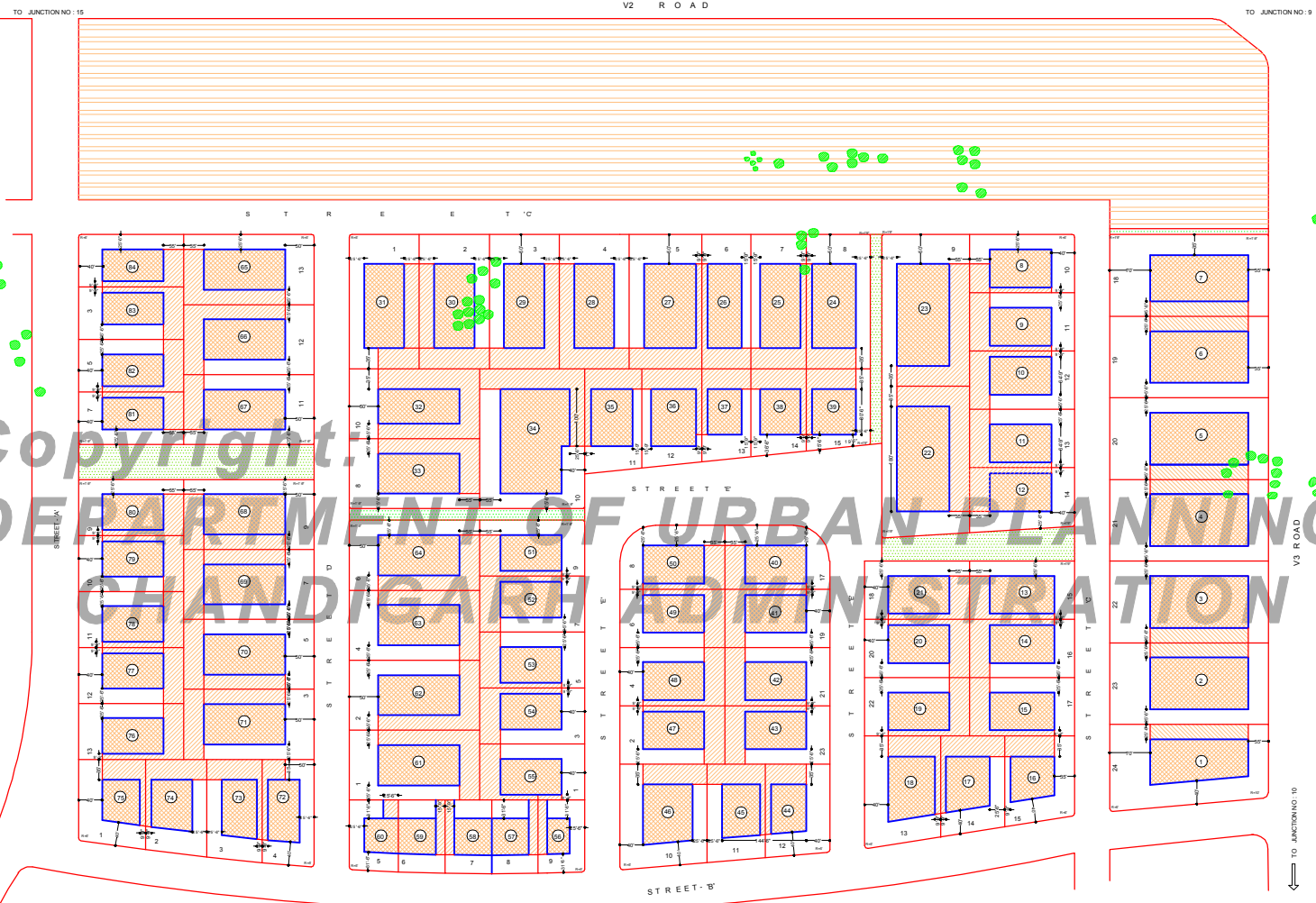
Sd/- J.P. DUBEY
DRAWN BY :-

Sd/- P. S. VIRDI
TRACED -

Sd/- J. P. DUBEY
CHECKED BY :-

JOB NO 6 DRG NO. 11 DATE: 8.05.52

ZONING PLAN OF SECTOR - 9A



1. USE ZONES:-

THE LAND SHOWN IN THIS ZONING PLAN SHALL BE UTILIZED IN ACCORDANCE WITH THE MARKINGS EXPLAINED IN THE TABLE BELOW AND IN NO OTHER MANNER WHATSOEVER:-

1	2	3
NOTATION	PERMISSIBLE USE OF LAND MARKED AS IN COLUMN 1	TYPE OF BUILDINGS PERMISSIBLE ON LAND MARKED AS IN COLUMN 1
	ROADS	ROAD FURNITURE AND AMENITIES
	PUBLIC SPACES	LANDSCAPE FEATURES, EDUCATIONAL, PUBLIC AND COMMUNITY BUILDINGS AND PUBLIC AMENITIES
	RESIDENTIAL	RESIDENTIAL BUILDINGS AND ANCILLARY BUILDINGS
	RESIDENTIAL	ANCILLARY BUILDINGS OR SINGLE STOREY RESIDENTIAL BUILDINGS
	SPECIAL AREA	AS PER ARCHITECTURAL CONTROL SHEET
	COMMERCIAL	COMMERCIAL/COM-RESIDENTIAL BUILDINGS AS PER ARCHITECTURAL CONTROL SHEET

2. SITE COVERAGE:-

THE MAXIMUM PERMISSIBLE SITE COVERAGE INCLUSIVE OF ANCILLARY BUILDINGS FOR EACH SITE SHALL BE AS INDICATED IN THE FOLLOWING TABLE:-

1	2
AREA OF THE SITE	MAXIMUM PERMISSIBLE SITE COVERAGE
• FIRST 250 SQ. YARDS OR UNDER	50 PERCENT OF THE AREA IN COLUMN 1
• NEXT 250 SQ. YARDS OR PART THERE OF	33 PERCENT OF THE AREA IN COLUMN 1
• REMAINING AREA IN EXCESS OF 500 SQ. YARDS	25 PERCENT OF THE AREA IN COLUMN 1

3. HEIGHT OF BUILDINGS:-

THE MAXIMUM NUMBER OF STOREYS, THE MAXIMUM HEIGHT AND THE MINIMUM PLINTH HEIGHT OF A BUILDING CONSTRUCTED ON LAND AS MARKED IN COLUMN 1 OF THE FOLLOWING TABLE SHALL BE AS INDICATED RESPECTIVELY IN COLUMNS 2, 3 AND 4 THERE OF:-

1	2	3	4
NOTATION	MAXIMUM NUMBER OF STOREYS	MAXIMUM HEIGHT	MINIMUM PLINTH HEIGHT
	ONE	10'0"	3) ONE FOOT IN THE CASE OF BUILDINGS INTENDED FOR HUMAN HABITATION
	TWO	20'0" EXCLUSIVE OF A BARSAAT AND NIHTI	5) SIX INCHES IN THE CASE OF VERANDAS AND BUILDINGS NOT INTENDED FOR HUMAN HABITATION

4. BARSAAT:-

BARSAAT SHALL ONLY BE ALLOWED ON PORTIONS OF A SITE MARKED AS AND IF BUILT SHALL NOT COVER MORE THAN 50 PERCENT OF THE COVERED GROUND FLOOR AREA AND SHALL NOT EXCEED 9 FEET 6 INCHES IN HEIGHT.

5. ANCILLARY BUILDINGS:-

ANCILLARY BUILDING SHALL MEAN THE BUILDING OR BUILDINGS ATTACHED TO OR SERVING THE RESIDENTIAL UNIT AND NORMALLY UNHABITED BY THE ATTENDANT OF THE RESIDENTIAL UNIT. IT SHALL INCLUDE A GARAGE, STORE ROOM, FUEL GODOWN AND SERVANTS' QUARTERS BUT SHALL NOT INCLUDE A GUEST HOUSE.

6. NUMBER OF BUILDING ON EACH SITE:-

NO SITE SHALL BE SUB-DIVIDED AND NOT MORE THAN ONE RESIDENTIAL UNIT WITH ITS NECESSARY ANCILLARY BUILDINGS SHALL BE BUILT ON IT. TWO OR MORE SITES MAY, HOWEVER BE COMBINED FOR THE PURPOSE OF ERECTING ONE RESIDENTIAL UNIT AND ITS NECESSARY ANCILLARY BUILDINGS.

7. SPACE ABOUT RESIDENTIAL BUILDINGS:-

A. RESIDENTIAL BUILDINGS SHALL BE CONSTRUCTED ONLY WITHIN THE PORTIONS OF A SITE MARKED AS 'RESIDENTIAL' IN THIS PLAN AND NO WHERE ELSE.

B. IF TWO OR MORE SITES ARE COMBINED FOR THE PURPOSE OF CONSTRUCTION ONE RESIDENTIAL UNIT, THE AREA, IF ANY, LYING BETWEEN THE AREAS MARKED AS IN THE SITES CONCERNED, SHALL BE CONSIDERED AS IF WERE MARKED AS .

8. BOUNDARY WALLS:-

A. WALLS OF THE SPECIFICATION AND DESIGN AS SHOWN IN DRG. NO. S/1 ATTACHED TO THIS PLAN SHALL BE BUILT ALONG SUCH BOUNDARIES OF SITES AS ABOUT ON V3 ROADS, STREET AND ON AREAS MARKED AS 'PUBLIC SPACES'.

B. NO WALL NEED BE BUILT ALONG THE BOUNDARY WHICH DIVIDES ONE SITE FROM ANOTHER BUT IF BUILT, THE PART OF THE WALL LYING BETWEEN V3 ROAD, A STREET OR AN AREA MARKED AS 'PUBLIC SPACES' AND THE BUILDING LINE NEAREST TO V3 ROAD STREET OR AREA MARKED AS 'PUBLIC SPACES' SHALL NOT EXCEED 2 FEET 6 INCHES IN HEIGHT.

C. WALLS ALONG BOUNDARIES NOT COVERED BY THE ABOVE PROVISION SHALL, IF BUILT, NOT EXCEED 5 FEET 11 1/2 INCHES IN HEIGHT.

D. THE CURVATURE OF BOUNDARY WALLS ALONG CORNERS OF SITES SHALL BE IN ACCORDANCE WITH THE RADIUS INDICATED ON THIS PLAN AND ILLUSTRATED IN DRAWING S/1 ATTACHED TO THIS PLAN.

E. IN CASE OF SLOPING SITES, THE PRESCRIBED HEIGHT OF A WALL MAY BE EXCEEDED OVER PORTIONS OF ITS LENGTH PROVIDED THAT AT POINT SHALL A HEIGHT OF MORE THAN TWO FEET ABOVE THE PRESCRIBED HEIGHT BE PERMITTED.

NOTE:- HEIGHT AS APPLIED TO A BOUNDARY WALL SHALL MEAN THE VERTICAL MEASUREMENT OF THE WALL FROM THE CENTRE OF THE FINISHED LEVEL OF THE STREET TO WHICH THE SITE HAS AN ACCESS OR FROM THE LEVEL OF THE GROUND ADJOINING TO THE OUTSIDE OF THE WALL.

9. GATE POST AND GATES:-

A. GATE POSTS, WITH OR WITHOUT GATES CAN BE ERRECTED ALONG SUCH PORTIONS OF THE WALL FROM THE CENTRE OF THE FINISHED LEVEL OF THE STREET TO WHICH THE SITE HAS AN ACCESS OR FROM THE LEVEL OF THE GROUND ADJOINING TO THE OUTSIDE OF THE WALL.

B. WHERE THE CONSTRUCTION OF A BOUNDARY WALL IS OPTIONAL AND A BOUNDARY WALL IS NOT BUILT, GATE POSTS MADE OF WOOD, CONCRETE, STONE, STEEL, CAST IRON OR ANY MATERIAL APPROVED BY THE CHIEF ADMINISTRATOR, AND OF A HEIGHT NOT EXCEEDING 3 FEET 6 1/2 INCHES MAY BE SUBSTITUTED, BUT THE GATES SHALL, IF ERRECTED, BE OF ONE OF THE TYPE DESIGNS AND SPECIFICATIONS SHOWN IN DRAWING S/1 ATTACHED TO THIS PLAN.

10. NUMBERING OF PREMISES:-

EVERY BUILDING OCCUPYING A SITE SHALL DISPLAY THE POSTAL NUMBER OF THE SITE GIVEN IN THIS PLAN IF THE SITE POSSESSES A GATE POST ALONG ITS BOUNDARY. THIS NUMBER SHALL BE DISPLAYED IN NUMERAL, CAST IN CONCRETE ACCORDING TO THE SPECIFICATION AND DESIGN 'A' SHOWN IN DRG. S/2 ATTACHED TO THIS PLAN. IF THIS SITE DOES NOT POSSESS A GATE POST ALONG ITS FRONT BOUNDARY THEN ITS NUMBER SHALL BE DISPLAYED IN PAINTED NUMERALS OF DESIGN 'B' SHOWN IN DRAWING S/2, ATTACHED TO THIS PLAN ON A PORTION OF THE BUILDING VISIBLE FROM THE STREET RUNNING IN FRONT OF THE SITE.

11. ACCESS:-

SITE 18 TO 24 (BOTH INCLUSIVE) ON STREET 'C' SHALL DERIVE NO DIRECT ACCESS OR EXIT FROM OR TO THE V3 ROAD.

12. PROTECTED TREES:-

TREES MARKED AS IN THIS PLAN SHALL BE DEEMED TO BE PROTECTED TREES UNDER THE CHANDIGARH TREES PRESERVATION ORDER, 1952.

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